



MEETING AGENDA - REVISED

COMMERCIAL AND RESIDENTIAL BOARDS OF ADJUSTMENT

May 20, 2020

Public Hearing: 9am, meeting will break at 12:00pm-1:00pm and adjourn at 5:00 pm
(any cases not heard will be moved to June 3, 2020)

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e839e6330d8157740deffbfc4081cc1c>

Meeting/ Access Code: 296 594 828

Registration Required

Teleconference

(817) 392-1111 or 1-650-479-3208

Meeting/ Access Code: 296 594 828

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99

City of Fort Worth Website Homepage: [Watch Live Online](#)

For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City's website: <http://fortworthtexas.gov/boards/>

To view the docket for this meeting visit: <http://fortworthtexas.gov/calendar/boards/>

Due to health and safety concerns related to the COVID-19 coronavirus, this meeting will be conducted by videoconference or telephone call in accordance with the Texas Open Meetings Act and the provisions provided by the Governor of Texas in conjunction with the Declaration of Disaster enacted on March 13, 2020.

****Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00PM on May 18, 2020. To sign up, either register through WebEx per the directions on the City's website above or contact Stella Perez at stella.perez@fortworthtexas.gov or 817-392-8026.**

BOARD MEMBERS:

Dan Moore _____
J.R. Martinez _____
Robert Gutierrez _____
Tony Perez, _____
Chair Residential Board _____
Deborah Freed _____
Kenneth Jones _____
Bob Riley _____
Joey Dixon, _____
Vice-Chair Residential Board _____
Will Dryden, _____
Vice-Chair Commercial Board _____

Keishi High _____
Kay Friedman _____
Tony DiNicola _____
Loren Stewart, _____
Chair Commercial Board _____
Courtney Holt _____
Monnie Gilliam _____
Steve Epstein _____
Angela Gaither _____
Amanda Schulte _____

I. 9:00 A.M. PUBLIC HEARING

A. Approval of Minutes of the February 19, 2020 Hearings _____

B. Cases on Today's Agenda

C. MEETING WILL BREAK AT 12:00PM-1:00PM AND ADJOURN AT 5:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO JUNE 3, 2020)

D. Continued Commercial Cases

- 1. BAC-20-001** Address: 11100-11400 blocks US Highway 287
Owner: Knox Street Partners No. 22, LTD by AptCon LLC
Zoning: "D" High Density Multifamily District

a. Variance: Allow parking and driveways between the building and street

Parking standard: No parking or driveways between building and public street

Requested parking: Parking and driveways between Milltown Drive, Frenchpark Drive, and Harp Lane

- 2. BAC-20-002** Address: 4560 Heritage Trace Parkway
Owner: SCDS Finnell LTD by Mr. Sign Man
Zoning: "E" Neighborhood Commercial

a. Variance: Allow a sign attached to northern façade to exceed the maximum sign area

Maximum sign square footage: 29 square feet for 19.4 linear feet of tenant space

Requested sign square footage: 52 square feet

E. New Commercial Cases

- 3. BAC-20-005** Address: 3001 Western Center Boulevard
Owner: Legends Bank by Willow Creek Signs
Zoning: "I" Light Industrial with I-35W South Zone Overlay

a. Special Exception: Allow an electronic changeable copy on a monument sign

- 4. BAC-20-006** Address: 4053 Hemphill Street
Owner: SSPR Realty LLC by Hunter Sign Graphics
Zoning: "E" Neighborhood Commercial

a. Special Exception: Allow an electronic changeable copy on a monument sign

- 5. BAC-20-007** Address: 1300 - 1600 blocks of SH 114
Owner: Tibbett & Britten Group by Arco National Construction
Zoning: "PD 1039" Planned Development 1039 for "I" Light Industrial uses District

a. Variance: Allow light poles in the Fort Worth Alliance Airport Overlay Zone to exceed the maximum height

Maximum height: 20 feet

Requested height: 40 feet

6. BAC-20-008 Address: 6213 Whitebrush Place
Owner: Pate Ranch Single Family LP by Shaddock Homes
Zoning: "PD 1273" Planned Development 1273 for "A-5" One-Family uses District

a. Variance: Allow a model home to be less than the required distance to an occupied residence

Minimum distance: 300 feet

Requested distance: 0 feet

F. Continued Residential Cases

7. BAR-20-001 Address: 4759 Ramey Street
Owner: Acostas Construction Services, LLC by Luis Acosta Jr.
Zoning: "A-5" One Family in the Stop Six overlay

a. VARIANCE: Zero parking spaces behind the front building wall

Required Parking Spaces: 2 spaces

Requested parking spaces: Zero (0) spaces

b. VARIANCE: Not providing a garage as required by the Stop Six development standards

Required Garage: One (1)

Requested Garage: None

8. BAR-20-011 Address: 5724 Posada Drive
Owner: Jerry and Brenda Whitlock
Zoning: "A-43" One-Family

a. VARIANCE: Construction of a detached garage into the side-yard setback

Required Setback: 25 foot side yard setback

Requested Setback: 15 foot side yard setback

9. BAR-20-017 Address: 3607 N. Elm Street
Owner: Maria del Rosario Conde de Lopez
Zoning: "A-5" One Family

a. VARIANCE: Storage shed that exceeds the total square footage for the lot

Maximum total area allowed: 200 square feet

Requested area: 300 square feet

10. BAR-20-018 Address: 3533 Briarhaven Road
Owner: Becky Walker by Brad Berry
Zoning: "A-10" One-Family

a. VARIANCE: Height of the home to exceed allowed height

Maximum height allowed: 35 feet

Height requested: 55 feet

G. New Residential Cases

- 11. BAR-20-020** Address: 2561 Castle Circle
Owner: William Bonner
Zoning: "A-10" One Family
- a. **VARIANCE:** An accessory building in the front yard where none are allowed
Minimum distance from front property line: 75 feet
Requested distance to front property line: 10 feet
- 12. BAR-20-021** Address: 7816 Castillo Road
Owner: Raul Humberto Venegas Saenz
Zoning: "A-5" One Family
- a. **VARIANCE:** Reduce the number of required parking spaces
Required Parking Spaces: 3 spaces
Requested parking spaces: 2 spaces
- b. **VARIANCE:** Allow 0 parking spaces behind the front building wall
Required Parking Spaces: 2 spaces
Requested parking spaces: Zero (0) spaces
- 13. BAR-20-023** Address: 4340 Westdale Drive
Owner: Arthur P. Rich Jr. and Rhonda Rich
Zoning: "A-10" One Family
- a. **VARIANCE:** Construction of a second garage on a lot less ½ acre
Minimum required lot size: Half acre (21,780 square feet)
Requested lot size: 16,705 square feet
- 14. BAR-20-024** Address: 5133 Meandering Creek Court
Owner: Omar H. Curiel Ojeda and Miguel A. Murrillo Moreno
Zoning: "A-5" One-Family
- a. **VARIANCE:** Storage shed that is in the rear yard setback
Minimum rear yard setback: 5 feet
Requested rear yard setback: 3 feet
- b. **VARIANCE:** Storage shed that is in the side yard setback
Minimum side yard setback: 5 feet
Requested side yard setback: 3 feet
- c. **VARIANCE:** Non- habitable accessory building height
Maximum allowed: 10 feet
Requested height: 12 feet

15. BAR-20-025

Address: 1701 Gould Avenue
Owner: Jose Avilez
Zoning: "A-5" One-Family

- a. **VARIANCE:** Allow a lot that does not meet the minimum width
Minimum Required lot width: 50 feet
Requested lot width: 40 feet
- b. **VARIANCE:** Construction of a new single family home in the projected front yard along Gould Avenue
Established projected front yard: 25 feet
Requested projected front yard: 16 feet
- c. **VARIANCE:** Construction of a carport in the projected front yard
Established projected front yard: 25 feet
Requested projected front yard: 10 feet

16. BAR-20-028

Address: 5436 Volder Drive
Owner: Kenneth R. and Tammy M. Jones
Zoning: "A-5" One Family

- a. **VARIANCE:** Zero parking spaces behind the front building wall
Required Parking Spaces: 1 space
Requested parking spaces: Zero (0) spaces

17. BAR-20-030

Address: 821 E. Powell Avenue
Owner: Fortex Investments LLC by Mary Nell Poole
Zoning: "A-5" One Family

- a. **VARIANCE:** Construction of a single family home on a lot less than 5,000 square feet
Minimum square footage required: 5,000
Requested square footage: 4,008
- b. **VARIANCE:** Construction of a single family home with a lot width less than 50 feet.
Minimum lot width required: 50
Requested lot width: 25
- c. **VARIANCE:** Construction of a new single family home in the side yard setback
Minimum Side Yard Setback Required: 10 feet
Requested side yard setback: 5 feet

18. BAR-20-031

Address: 6908 Standerling Road
Owner: Benjamin & Wendy Henry
Zoning: "A-5" One-Family in the NASJRB Overlay

- a. **VARIANCE:** Construction of a pool 64 feet from the front property line
Minimum Required Setback: 75 feet
Requested setback: 18 feet

19. BAR-20-032

Address: 1296 Boaz Road
Owner: Bret B. White by Joshua Anderson
Zoning: "A-43" One Family

- a. **VARIANCE:** Construction of an addition into the side yard setback
Minimum Side Yard Setback Required: 25 feet
Requested side yard setback: 18 feet

20. BAR-20-033

Address: 4636 Washburn Avenue
Owner: Jack Shannon
Zoning: "B" Two Family

- a. **VARIANCE:** Construction of a duplex into the required side yard setback on a corner lot
Required setback: 10 feet
Requested setback: 5 feet
- b. **VARIANCE:** Construction of a detached garage into the required yard setback on a corner lot
Required setback: 10 feet
Requested setback: 5 feet
- c. **VARIANCE:** Construction of a detached garage into the rear yard setback
Required setback: 5 feet
Requested setback: Zero (0) feet
- d. **VARIANCE:** Construction of a duplex and garage that exceed the maximum lot coverage
Maximum allowed lot coverage: 50 percent
Requested lot coverage: 54 percent

21. BAR-20-034

Address: 2408 Toronto Street
Owner: Peggy Kirk
Zoning: "A-5" One Family

- a. **VARIANCE:** construct a single family home on a lot less than 5,000 square feet
Minimum square footage requires: 5,000 square feet
Requested square footage 3,000 square feet

22. BAR-20-035

Address: 319 Sandy Lane
Owner: Anthony Rocha by Metrocode
Zoning: "A-43" One Family

- a. **VARIANCE:** Construct a single family home with a front yard setback of 25 feet
Minimum front yard setback: 35 feet
Requested lot width: 25 feet
- b. **VARIANCE:** Lot width less than required at the building line
Minimum required lot width: 125 feet
Requested lot width: 75 feet
- c. **VARIANCE:** Construct a single family home with a southern side yard setback of 17 feet 10 inches
Required setback: 25 feet
Requested setback: 17 feet 10 inches
- d. **VARIANCE:** Construct a single family home with a northern side yard setback of 5 feet
Required setback: 25 feet
Requested setback: 5 feet

23. BAR-20-037

Administratively Continued

24. BAR-20-039

Address: 3801 Encanto Drive
Owner: Tracy G. and Danny Hojeda by Joe Conk
Zoning: "A-43" One Family in the TCU Overlay

- a. **VARIANCE:** Construction of an attached garage with a habitable second floor in the side yard setback

Required setback: 25 feet
Requested setback: 5 feet

25. BAR-20-040

Address: 2709 Harlanwood Drive
Owner: Curtis and Sherri Ross by Glendarroch Homes
Zoning: "A-10" One Family within the TCU Overlay

- a. **VARIANCE:** Construct a single family home that exceeds the lot coverage

Maximum lot coverage: 40%
Requested coverage: 44.7%

II. ADJOURNMENT:

ASSISTANCE AT THE PUBLIC MEETINGS:

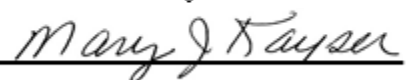
Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

El Edificio Municipal de la Ciudad de Fort Worth, o City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan ayudas auxiliares o servicios de intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552; o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión para que se puedan hacer los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

Executive Session.

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and said Notice was posted on the following date and time Friday, May 15, 2020 at 11:00 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas